



ORDINANCE NUMBER 2587

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT FOR NINE CELLULAR COMMUNICATIONS ANTENNA PANELS TO BE MOUNTED ON THE NORTH, SOUTHEAST, AND SOUTHWEST FACADES OF THE PARKING GARAGE BUILDING LOCATED AT 1503 LBJ FREEWAY NEAR THE NORTHWEST CORNER OF LUNA ROAD AND LBJ FREEWAY, WITHIN THE PLANNED DEVELOPMENT NO. 78 ZONING DISTRICT.

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the Comprehensive Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the City of Farmers Branch City Council, in compliance with the Charter and Code of Ordinances of the City of Farmers Branch, and the state law with reference to the granting of changes to the zoning classifications under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a



full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning should be made;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS**

SECTION 1. That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a Specific Use Permit to allow the placement of nine (9) cellular communications antenna panels, painted the color of the existing parking garage, mounted on the north, southeast, and southwest facades of the parking garage, and an associated equipment enclosure, to be located at 1503 LBJ Freeway and within the Planned Development Number 78 (PD-78) zoning district.

SECTION 3. That the above described property shall be used only in the manner and for the purpose provided by the Comprehensive Zoning Ordinance of the City of Farmers Branch as herein amended by the granting of a Specific Use Permit and approval of an associated site plan for the placement of nine (9) antenna panels and an associated equipment enclosure to be constructed, situated and located in accordance with the approved site plan attached as Exhibit "A".

SECTION 4. That Southwestern Bell Wireless, or subsequent owner of the antenna panels and associated equipment enclosure, shall remove the antenna panels, associated equipment enclosure, and all appurtenances within ninety (90) days subsequent to such time that the antenna and equipment enclosure become obsolete and the use is abandoned.

SECTION 5. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two-thousand (\$2,000.00) dollars for each offense.

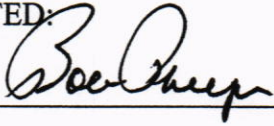
SECTION 6. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 7. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 8. This ordinance shall take effect immediately from and after its passage and publication of the caption of said ordinance, and as the law in such case provides.

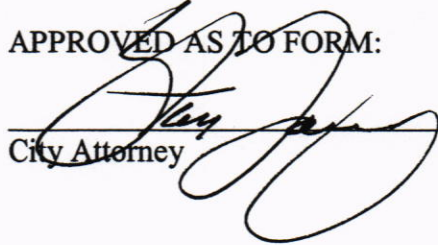
Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 5th day of March, 2001.

ADOPTED:



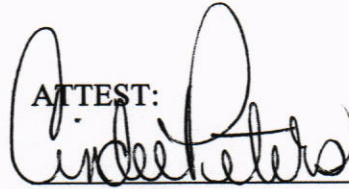
Mayor

APPROVED AS TO FORM:



City Attorney

ATTEST:



City Secretary

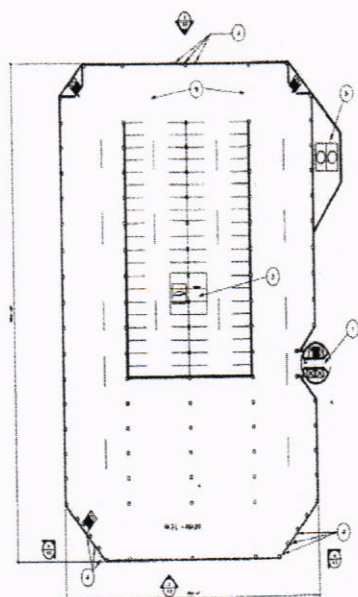




RECEIVED

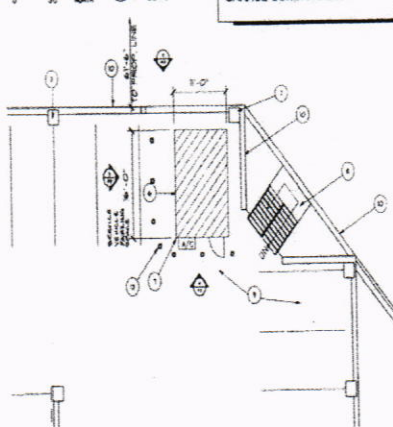
FEB 08 2001

BUILDING INSPECTION  
DEPARTMENT

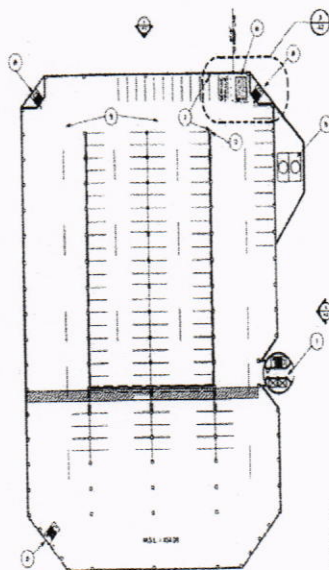


1. ROOF PLAN  
1" = 30'-0"

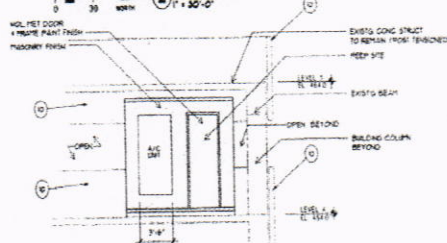
ALL ANTENNAE TO BE PAINTED  
TO MATCH COLOR OF PARKING  
GARAGE CONC. PANELS



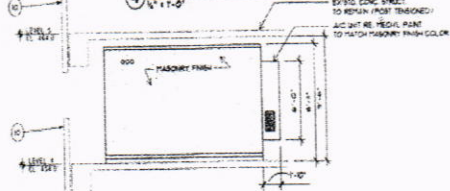
3. DETAIL PLAN  
1/4" = 1'-0"



2. LEVEL 4 PLAN  
1" = 30'-0"



4. S. ELEVATION (N. SIMILAR)  
1/4" = 1'-0"



5. W. ELEVATION (E. SIMILAR)  
1/4" = 1'-0"

- REVISIONS
1. EXISTING ELEVATION
  2. EXISTING WOOD COLUMN, HENRY STREET LOCATION OF COLUMN & BEAMS BEHIND CONSTRUCTION BEAMS
  3. EXISTING EXTERIOR DOOR AND CHIMNEY CHIMNEY AREA TO REMAIN
  4. NEW DOOR - 2' 0" HIGHER LOCATION, TOPICAL OF AREA TO REMAIN
  5. TOTAL W. FILL
  6. EXISTING WOOD EQUIPMENT BEHIND
  7. NEW EQUIPMENT ENCLOSURE ON NEW STEEL CHIMNEY
  8. EXISTING FIRE EXTINGUISHER CABINET
  9. NEW A/C UNIT
  10. EXISTING CONCRETE FURNACE DUCT TO REMAIN
  11. EXISTING FIRE EXTINGUISHER CABINET
  12. EXISTING FIRE EXTINGUISHER CABINET
  13. EXISTING FIRE EXTINGUISHER CABINET

EQUIP ENCLOSURE EXTERIOR TO  
BE PAINTED TO MATCH COLOR OF  
PARKING GARAGE CONC. PANELS



1233 AVENUE J, SUITE 100  
ARLINGTON, TEXAS 76010  
TEL: 817-450-0000 FAX: 817-450-0000  
© 2000 RD DESIGN, INC. ALL RIGHTS RESERVED



PROJECT ADDRESS:  
5511 LBJ Fwy  
Ft. Worth, Texas 76101

LESSOR:

Paul West, C.E. (Owner)  
4805 W. Northwest Hwy. Ste. 400  
Dallas, Texas 75207  
Phone: 1-972-350-1001

LESSEE:

SOUTHWESTERN BELL WIRELESS  
10001 DALLAS PARKWAY, SUITE 1000  
DALLAS, TEXAS 75244  
PHONE: 972-350-1001  
FAX: 972-350-1001

AGENT/REPRESENTATIVE FC:

SOUTHWESTERN BELL WIRELESS  
INTERIOR & EXTERIOR  
SLOPING WAREHOUSE  
PHONE: 972-350-1001  
FAX: 972-350-1001

SOUTHWESTERN BELL WIRELESS  
CONSTRUCTION MANAGER  
BELL WIRELESS  
10001 DALLAS PARKWAY - 8TH FLOOR  
DALLAS, TEXAS 75244  
PHONE: 972-350-1001  
FAX: 972-350-1001

D/FW AREA  
1-635 / PARK WEST  
CELL SITE FOR  
SOUTHWESTERN BELL  
WIRELESS  
CENTER NO. 4203

1-20-2001  
REVISED PER STAFF REVIEW

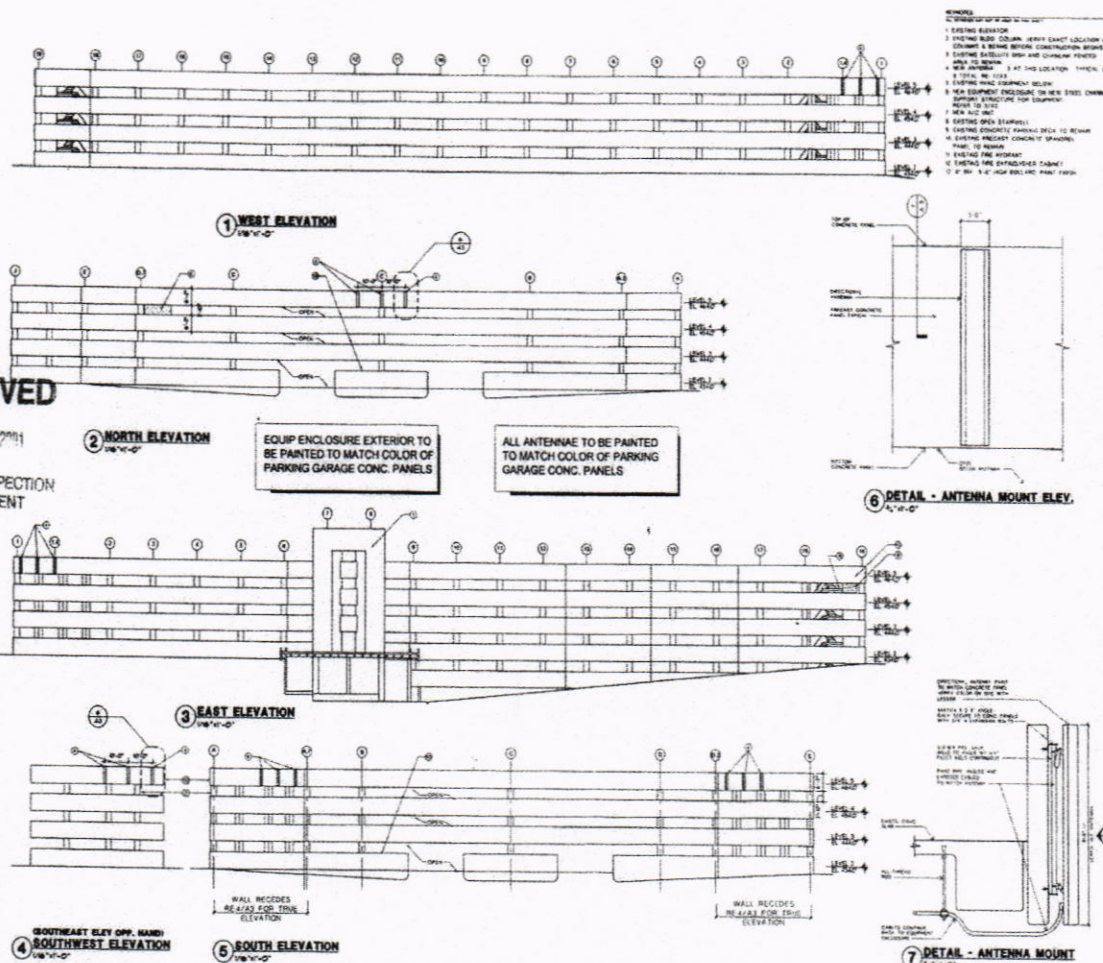
DESIGNED BY: RD  
DRAWN BY: LS/RD  
PROJECT NO.: 12345  
SHEET NO.: 12

2000-09 A2

EXHIBIT "A"  
PAGE 2 OF 3

RECEIVED

FEB 08 2001  
BUILDING INSPECTION  
DEPARTMENT



# EXHIBIT "A" PAGE 3 OF 3

**design**

ARCHITECTURE, TEXAS 75000  
METRO BYPASSING, SAN ANTONIO, TEXAS  
© 2000-09 DESIGN, INC. ALL RIGHTS RESERVED

LESSOR:  
SOUTHWESTERN BELL WIRELESS  
12000 N. MICHIGAN, SUITE 400  
DALLAS, TEXAS 75204  
PHONE 1 817 424-2000

LESSEE:  
SOUTHWESTERN BELL WIRELESS  
12000 N. MICHIGAN, SUITE 400  
DALLAS, TEXAS 75204  
PHONE 1 817 424-2000

AGENT/REPRESENTATIVE FOR:  
SOUTHWESTERN BELL WIRELESS  
12000 N. MICHIGAN, SUITE 400  
DALLAS, TEXAS 75204  
PHONE 1 817 424-2000

DIFW AREA  
1435 / PARK WEST  
CELL SITE FOR  
SOUTHWESTERN BELL  
WIRELESS  
CENTER NO. 4203

1.20-2001  
REVISED PER SHAW ARCHITECT

2000-09 A3